

# MEMORANDUM

Agenda Item No. 8(G)(2)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** October 7, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution approving the budget  
for Fiscal Year 2013-14 for the  
Midtown Miami Community  
Redevelopment Agency

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The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Finance Committee.

  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm

# Memorandum



**Date:** October 7, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** FY 2013-14 Budget for the Midtown Miami Community Redevelopment Agency

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution approving the Midtown Miami Community Redevelopment Agency's (Agency's) FY 2013-14 budget for the Midtown Miami Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures of \$3,365,817.

The Interlocal Agreement between the County and the Agency requires the Agency to submit an annual budget for County approval, but does not require Board approval prior to expending funds on budgeted activities.

## **Scope of Agenda Item**

This resolution provides for the appropriation of tax increment financing (TIF) derived from the Area. The Area lies within County Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

## **Fiscal Impact / Funding Source**

The Agency's revenue source is TIF, which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida State Statutes. County TIF revenues deposited into the trust fund for FY 2013-14 was \$1,289,649.

The County will continue to make annual payments to the Agency, based on each respective year's growth of ad valorem revenues over the base year, through 2037, which is when the Agency will sunset.

## **Track Record / Monitor**

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2013-14 budget.

## **Background**

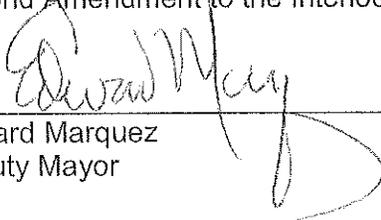
On March 1, 2005, the Board approved the establishment of the Agency when it declared the Area to be slum and blighted pursuant to Resolution R-213-05. The Board approved the Agency's Community Redevelopment Plan (Plan) upon adoption of Resolution R-626-05 and funded the Plan when it enacted Ordinance No. 05-108 establishing the Trust Fund. An Interlocal Agreement by and among Miami-Dade County, the City of Miami (City), the Midtown Community Development District (District) and the Agency was approved by the Board on June 7, 2005. The Second Amendment to the Interlocal Agreement was approved by the Board on July 17, 2008, removing the requirements of Certificates of Occupancy, which allowed the Agency to make payments to the District for debt service on the parking garage and public plaza that were completed.

FY 2013-14 Budget

It is recommended that the Board approve the Agency's Amended FY 2013-14 budget of \$3,365,817, which was approved by the Agency on March 5, 2014 and the City on April 24, 2014. The budget includes revenue sources of County TIF revenues of \$1,289,649 and City TIF revenues of \$2,076,177.

Administrative expenditures total \$33,658, including a payment for Agency administrative expenses of \$29,158, and accounting and auditing services of \$4,500. These expenses represent one percent of total tax increment revenues in accordance with the Second Amendment to the Interlocal Agreement for the Midtown Miami Project.

Operating expenditures total \$3,332,159 and consist entirely of a transfer to the District to pay for annual debt service payments on the 2004A series bonds issued for the parking garage structure in the Midtown Miami development. These payments began on January 15, 2009, after execution of the Second Amendment to the Interlocal Agreement.



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Edward Marquez  
Deputy Mayor

Attachments

Mayor07214



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** October 7, 2014

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 8(G)(2)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor

Agenda Item No. 8(G)(2)

Veto \_\_\_\_\_

10-7-14

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE BUDGET FOR FISCAL  
YEAR 2013-14 FOR THE MIDTOWN MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

**WHEREAS**, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County"), the City of Miami (the "City") and the Midtown Miami Community Redevelopment Agency (the "Agency"), approved by this Board's Resolution No. R-626-05 and executed on June 30, 2005, requires that the City and Agency transmit its adopted annual budget to the Board of County Commissioners of Miami-Dade County, Florida (the "Board") for approval; and

**WHEREAS**, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2013-14 for the Midtown Miami Community Redevelopment Area in the form attached hereto as Exhibit 1 and incorporated herein by reference; and

**WHEREAS**, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's annual adopted budget for Fiscal Year 2013-14 related to the Midtown Miami Community Redevelopment Area in the form attached hereto as Exhibit 1.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman  
Lynda Bell, Vice Chair

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of October, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Terrence A. Smith

**MIDTOWN SPECIAL REVENUE FUND**

**2013-2014 Amended Budget**

	<u>AMENDED 2013/14</u>
<b>REVENUE</b>	
CITY OF MIAMI - Tax Increment Funds	2,076,177
MIAMI DADE COUNTY - Tax Increment Revenue	<u>1,289,640</u>
<b>TOTAL REVENUE</b>	<u><u>3,365,817</u></u>
 <b>EXPENDITURE</b>	
PROFESSIONAL SERVICES	4,500
INTERFUND TRANSFER (Administration)	29,158
INTERFUND TRANSFER (Grant)	-
OTHER CURRENT CHARGES AND OBLIGATION	3,332,159
OTHER GRANTS AND AIDS	<u>-</u>
<b>TOTAL EXPENDITURES</b>	<u><u>3,365,817</u></u>
<b>REVENUES LESS EXPENDITURES</b>	<u><u>-</u></u>





# City of Miami

## Legislation

### MCRA Resolution: MCRA-R-14-0001

City Hall  
3500 Pan American Drive  
Miami, FL 33133  
www.miamigov.com

File Number: 14-00189

Final Action Date: 3/5/2014

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MIDTOWN REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE CRA'S PROPOSED AMENDED GENERAL OPERATING BUDGET AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF EACH BUDGET TO THE CITY OF MIAMI AND MIAMI-DADE COUNTY.

WHEREAS, the Midtown Redevelopment District Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area; and

WHEREAS, as a prerequisite to carrying out Fiscal Year 2014 redevelopment activities, the Board of Commissioners approved the CRA's proposed General Operating Budget and Tax Increment Fund Budget for the Fiscal Year commencing October 1, 2013 and ending September 30, 2014; and

WHEREAS, adjustments to the General Operating Budget and Tax Increment Fund Budget are necessary; and

WHEREAS, pursuant to Interlocal Agreements, a copy of each budget including amendments is to be transmitted to the City of Miami and Miami-Dade County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MIDTOWN REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The attached CRA amended General Operating Budget and Tax Increment Fund Budget for the Fiscal Year commencing October 1, 2013 and ending September 30, 2014 are approved and adopted.

Section 3. The Executive Director is directed to transmit a copy of each budget to the City of Miami and Miami-Dade County.

Section 4. This resolution shall become effective immediately upon its adoption.





# City of Miami

## Master Report

City Hall  
3500 Pan American Drive  
Miami, FL 33133  
www.miamigov.com

**Enactment Number: MCRA-R-14-0001**

<b>File Number:</b> 14-00189	<b>File Type:</b> MCRA Resolution	<b>Status:</b> Filed in Clerk's Office
<b>Version:</b> 1	<b>Reference:</b>	<b>Controlling Body:</b> Office of the City Clerk
<b>File Name:</b> Resolution Approving the MIDTOWN CRA's FY2014 Amended Budget	<b>Introduced:</b> 2/25/2014	
<b>Requester:</b>	<b>Cost:</b>	<b>Final Action:</b> 3/5/2014

**Title:** A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MIDTOWN REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE CRA'S PROPOSED AMENDED GENERAL OPERATING BUDGET AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF EACH BUDGET TO THE CITY OF MIAMI AND MIAMI-DADE COUNTY.

**Sponsors:**

**Notes:**

**Indexes:**

**Attachments:** 14-00189 Cover Memo.pdf,14-00189 Legislation.pdf,14-00189 Exhibit 1.pdf,

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	CRA General Counsel	2/28/2014	Reviewed and Approved				
1	Midtown Community Redevelopment Agency	3/5/2014	ADOPTED				Pass

**MIDTOWN SPECIAL REVENUE FUND**

**2013-2014 Amended Budget**

	<u>AMENDED</u> <u>2013/14</u>
<b>REVENUE</b>	
CITY OF MIAMI - Tax Increment Funds	2,076,177
MIAMI DADE COUNTY - Tax Increment Revenue	<u>1,289,640</u>
<b>TOTAL REVENUE</b>	<u>3,365,817</u>
<b>EXPENDITURE</b>	
PROFESSIONAL SERVICES	4,500
INTERFUND TRANSFER (Administration)	29,158
INTERFUND TRANSFER (Grant)	-
OTHER CURRENT CHARGES AND OBLIGATION	3,332,159
OTHER GRANTS AND AIDS	-
<b>TOTAL EXPENDITURES</b>	<u>3,365,817</u>
<b>REVENUES LESS EXPENDITURES</b>	<u><u>-</u></u>



**OMNI / MIDTOWN CRA**  
**General Operating Amended Budget for 2013-2014**

**REVENUE:**

OTHER INTERFUND TRANSFERS	799,390
<b>TOTAL REVENUE</b>	<b>799,390</b>

**EXPENDITURE**

REGULAR SALARIES	351,305
FRINGE BENEFITS	13,800
FICA TAXES	25,842
RETIREMENT CONTRIBUTION	17,990
LIFE AND HEALTH INSURANCE	32,960
OTHER CONTRACTUAL SERVICE	14,934
TRAVEL AND PER DIEM	30,000
COMMUNICATIONS	5,400
POSTAGE	1,000
UTILITY SERVICE	21,930
RENTAL AND LEASES	3,000
INSURANCES	73,000
REPAIR & MAINTENANCE SVC	6,000
ADVERTISING & RELATED COST	40,000
OTHER CURRENT CHARGES & OBLIGATIONS	5,000
OPERATING SUPPLIES	14,000
SUBSCRIPTION, MEMBERSHIP, LIC	7,200
MACHINERY & EQUIPMENT	2,000
INTERFUND TRANSFERS	17,500
BUDGET RESERVE	116,529
<b>TOTAL EXPENDITURES</b>	<b>799,390</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>(0)</b>

**OMNI / MIDTOWN CRA**  
**General Operating Amended Budget 2013-2014**

EXPENDITURES	OMNI	MIDTOWN	TOTAL
REGULAR SALARIES	334,060	3,745	337,805
OTHER SALARIES & WAGES Compensated Absences	13,500	-	13,500
FRINGE BENEFITS	13,800	-	13,800
FICA TAXES	25,556	286	25,842
RETIREMENT CONTRIBUTION	17,721	269	17,990
LIFE AND HEALTH INSURANCE	32,960	-	32,960
OTHER CONTRACTUAL SERVICE Security System, Monitoring & Alarm, Janitorial Services, ADP Processing, ICMA Retirement, Other Contractual Svcs	14,806	128	14,934
TRAVEL AND PER DIEM	29,700	300	30,000
COMMUNICATIONS Bellsouth, Comcast, Services	5,344	56	5,400
POSTAGE Mailers, Newsletters, FedEx, etc.	1,000	-	1,000
UTILITY SERVICE For the FH2 and MEC	21,742	188	21,930
RENTAL AND LEASES Konica Milonta Copier	2,975	25	3,000
INSURANCES General Liability & Property Insurance for the FH2 & MEC, Worker Compensation, etc.	72,570	430	73,000
REPAIR & MAINTENANCE SVC	5,940	60	6,000
ADVERTISING & RELATED COST Promotions, Marketing, Newspaper, Events, Awards, etc.	29,700	300	30,000
OTHER ADVERTISING COST - Camillus House	10,000	-	10,000
OTHER CURRENT CHARGES & OBLIGATIONS Ribbon Cutting Ceremonies, other,	4,950	50	5,000
OPERATING SUPPLIES Operating Supplies, Office Supplies, Copier, etc.	13,460	540	14,000

**OMNI / MIDTOWN CRA**  
**General Operating Amended Budget 2013-2014**

EXPENDITURES	OMNI	MIDTOWN	TOTAL
SUBSCRIPTION, MEMBERSHIP, LIC Florida Redevelopment Assoc., Chamber Commerces, Email Marketing, Continuing Education, etc.	7,113	87	7,200
MACHINERY & EQUIPMENT	1,990	10	2,000
INTERFUND TRANSFERS City's Clerk Services	17,325	175	17,500
BUDGET RESERVE	93,766	22,763	116,529
TOTAL	<u>769,977</u>	<u>29,413</u>	<u>799,390</u>



# City of Miami

## Legislation

### Resolution: R-14-0160

City Hall  
3500 Pan American Drive  
Miami, FL 33133  
www.miamigov.com

File Number: 14-00293

Final Action Date: 4/24/2014

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), ACCEPTING THE AMENDED BUDGETS OF THE OMNI REDEVELOPMENT DISTRICT AND MIDTOWN COMMUNITY REDEVELOPMENT AGENCIES, ATTACHED AND INCORPORATED, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014, AS APPROVED BY THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS.

WHEREAS, Article VI, paragraph 6.1(b), of the Interlocal Cooperation Agreement, dated March 1, 2000, between the City of Miami ("City"), the Southeast Overtown/Park West Community Redevelopment Agency ("SEOPW CRA") and the Omni Redevelopment District Community Redevelopment Agency ("Omni CRA"), as revised and amended, requires that the SEOPW CRA and Omni CRA submit their budgets to the City; and

WHEREAS, Article III, paragraph D, of the Interlocal Cooperation Agreement, dated June 30, 2005, between Miami-Dade County, the City, and the Midtown Community Redevelopment Agency ("Midtown CRA") requires that the Midtown CRA submit its budget to the City; and

WHEREAS, the Omni CRA and the Midtown CRA Board of Commissioners approved the Fiscal Year 2013-2014 amended budgets of the Omni CRA and the Midtown CRA on March 5, 2014, and were submitted for acceptance to the City Commission; and

WHEREAS, the City Commission wishes to accept the budgets;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as fully set forth in this Section.

Section 2. The amended budgets of the Omni CRA and Midtown CRA, attached and incorporated, for the Fiscal Year commencing October 1, 2013 and ending September 30, 2014, as approved by the CRA Board of Commissioners, are accepted.

Section 3. This Resolution shall become effective immediately upon its adoption and signature of the Mayor. {1}

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Footnotes:

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{1} If the Mayor does not sign this Resolution, it shall become effective at the end of ten calendar days from the date it was passed and adopted. If the Mayor vetoes this Resolution, it shall become effective immediately upon override of the veto by City Commission.



# City of Miami

## Master Report

City Hall  
3500 Pan American Drive  
Miami, FL 33133  
www.miamigov.com

**Enactment Number: R-14-0160**

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<b>File Number:</b> 14-00293	<b>File Type:</b> Resolution	<b>Status:</b> Passed
<b>Version:</b> 1	<b>Reference:</b>	<b>Controlling Body:</b> Office of the City Clerk
<b>File Name:</b> Amend Budget - Omni and Midtown CRA		<b>Introduced:</b> 3/20/2014
<b>Requester:</b> Community Redevelopment Agency (CRA)	<b>Cost:</b>	<b>Final Action:</b> 4/24/2014

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**Title:** A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), ACCEPTING THE AMENDED BUDGETS OF THE OMNI REDEVELOPMENT DISTRICT AND MIDTOWN COMMUNITY REDEVELOPMENT AGENCIES, ATTACHED AND INCORPORATED, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014, AS APPROVED BY THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS.

**Sponsors:**

**Notes:**

**Indexes:**

**Attachments:** 14-00293 Summary Form.pdf,14-00293 Legislation.pdf,14-00293 Exhibit.pdf,

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Office of the City Attorney	4/23/2014	Reviewed and Approved				
1	City Commission	4/24/2014	ADOPTED				Pass
1	Office of the Mayor	5/1/2014	Signed by the Mayor	Office of the City Clerk			
1	Office of the City Clerk	5/1/2014	Signed and Attested by City Clerk				

**OMNI SPECIAL REVENUE FUND**

**2013-2014 Amended Budget**

REVENUE:	<u>2013/14 AMENDED</u>
CITY OF MIAMI - Tax Increment Funds	6,730,834
MIAMI DADE COUNTY - Tax Increment Funds	4,175,796
FY 2013 FUND BALANCE	<u>18,890,662</u>
TOTAL REVENUE	<u>29,797,292</u>
EXPENDITURE	
PROFESSIONAL SERVICES	165,496
OTHER CONTRACTUAL SERVICES	29,606
INTERFUND TRANSFER (Administration)	600,000
OTHER CURRENT CHARGES AND OBLIGATION	3,817,321
INTERFUND TRANSFER (Debt Service)	4,262,285
INTERFUND TRANSFER (Grant)	1,337,822
CONSTRUCTION IN PROGRESS	16,501,222
OTHER GRANTS AND AIDS	2,983,600
BUDGET RESERVE	<u>100,000</u>
TOTAL EXPENDITURES	<u>29,797,292</u>
REVENUES LESS EXPENDITURES	<u>                  </u>

*Bm-14-764*

**MIDTOWN SPECIAL REVENUE FUND**

**2013-2014 Amended Budget**

	<u>AMENDED</u> <u>2013/14</u>
<b>REVENUE</b>	
CITY OF MIAMI - Tax Increment Funds	2,076,177
MIAMI DADE COUNTY - Tax Increment Revenue	<u>1,289,640</u>
<b>TOTAL REVENUE</b>	<u>3,365,817</u>
<b>EXPENDITURE</b>	
PROFESSIONAL SERVICES	4,500
INTERFUND TRANSFER (Administration)	29,158
INTERFUND TRANSFER (Grant)	-
OTHER CURRENT CHARGES AND OBLIGATION	3,332,159
OTHER GRANTS AND AIDS	<u>-</u>
<b>TOTAL EXPENDITURES</b>	<u>3,365,817</u>
<b>REVENUES LESS EXPENDITURES</b>	<u>-</u>

Bm #14-764

**OMNI / MIDTOWN CRA**  
**General Operating Amended Budget for 2013-2014**

**REVENUE:**

OTHER INTERFUND TRANSFERS	799,390
TOTAL REVENUE	799,390

**EXPENDITURE**

REGULAR SALARIES	351,305
FRINGE BENEFITS	13,800
FICA TAXES	25,842
RETIREMENT CONTRIBUTION	17,990
LIFE AND HEALTH INSURANCE	32,960
OTHER CONTRACTUAL SERVICE	14,934
TRAVEL AND PER DIEM	30,000
COMMUNICATIONS	5,400
POSTAGE	1,000
UTILITY SERVICE	21,930
RENTAL AND LEASES	3,000
INSURANCES	73,000
REPAIR & MAINTENANCE SVC	6,000
ADVERTISING & RELATED COST	40,000
OTHER CURRENT CHARGES & OBLIGATIONS	5,000
OPERATING SUPPLIES	14,000
SUBSCRIPTION, MEMBERSHIP, LIC	7,200
MACHINERY & EQUIPMENT	2,000
INTERFUND TRANSFERS	17,500
BUDGET RESERVE	116,529
TOTAL EXPENDITURES	799,390
REVENUES LESS EXPENDITURES	(0)

*Bm # 14- Key*